

ACUERDO CON DIOS HOMEOWNERS' ASSOCIATION
Annual Membership Meeting – June 17, 2023

A. Opening Meeting

1. Call to Order

The meeting was called to order by Rhonda Ellis, President of the BOD at 10:48 a.m.

2. Determination of Quorum

Eleven members were present: Mary Ann Bryant, Chris Thorpe, Diana Terra, Harry and Ann Steed, David Schendel, Luis Mercado, Pat Fithian, Ron Rohde, Carolyn Coder, Rhonda Ellis, and Raquel Edwards. Proxies were received from Jack and Carole Mueller and Bill Bulfer. This total of 13 members constitutes a quorum.

3. Proof of Notice of Meeting

Agendas and meeting handouts were mailed on June 10, 2023

B. Owner Comments & Letters

Chris Thorpe expressed concern with the draft of the rental policy included in the mailing. She is in opposition to providing a copy of lease agreements as they contain confidential information. She also disagrees with charging owners for a document fee.

She also feels that water pressure regulators (WPR) should be the responsibility of the association. The policy for WPR adopted by the BOD In July of 2022 was included in the mailing packet.

Rhonda thanked Chris for her comments and stated that they would both be addressed later in the agenda.

C. Review & Acceptance of Minutes June 2022

Mary Ann moved to accept the June 2022 minutes as written. The motion was seconded by Pat and carried by the majority.

D. Financials

1. Review Financial Reports

Jan introduced herself to the membership. A letter with Town and Country Property Management's contact information was included in the mailing packet. Jan gave her cell phone number orally.

It was reported that Harry (Treasurer) and Rhoda (President) met with Jan on Thursday, June 15th, to review the May Financials.

2. Treasurer's Report

Harry presented the Profit & Loss Budget vs Actual report for the Operation's (checking) Account. He also presented the 6/17/23, Asset Summary Report from Premier Valley Bank. These documents was not included in the mailing packet. The current balance on the checking (operations) account was \$29, 917.35. The current balance on the savings (reserves) account was \$200,033.81. Total assets stand at \$229,951.16.

E. Old Business

1. Repairs completed in 2022

Rhonda asked if there were any questions about the list of reserves repairs included in the mailing.. No questions were asked.

Diana stated that the website and access information was included at the bottom of that sheet.

2. Owner Responsibility Reminders

Rhonda reviewed a list of owner responsibilities: dryer ducts should be cleaned annually. Chimneys should be swept yearly if they are used regularly. Combustible products should not be stored in water heater closets.

.3. Water Pressure Regulator Policy

This policy was ratified by the board at the July 2022 BOD meeting. It was reported that the board had investigated the cost of installing water pressure

regulators on all units. The rough estimate obtained at that time was \$700 per unit. Under the CCRs WPR are the owner's responsibility. Carolyn suggested that if several owners banded together to have a plumber install WPR to their units, the plumber might offer a lower rate.

Ron moved to agree to a special assessment of no more than \$1,000 per unit in order for the association to install water pressure regulators on each unit, and give the board the authority to approve the hire of a contractor to complete the work. The motion was seconded by Chris. David stated that he is already adequately covered for water leaks by his personal insurance. He is opposed to paying more money for something that he already has in place. Harry suggested that owners have the ability to opt out of the special assessment and installation. Ron's motion failed with a vote of 6 yes, 5 no, and 2 abstains.

Dave moved to agree to allow the board to hire a contractor to install water pressure regulators on each unit and levee a special assessment of no more than \$1,000 per unit for owners who agree to the installation. Owners would have the option of opting out of the installation and therefore the special assessment. This motion was seconded by Carolyn. This motion was carried with a vote of 7 yes, 3 no, and 3 abstains.

F. New Business

1. Policy for Renting Property

It was reported that the BOD had discussed eliminating a copy of the lease agreements from this policy. Diana suggested that owners could avoid a document preparation fee if they provide their renters with the documents themselves. The board would still ask for a letter from the owner stating with signature that the documents were given, as well as, the renters signature, noting receipt of said documents.

2. Policy for Member Reimbursement of Reserves Repairs

No discussion

3. Letter of Intent with California Equity Corporation.

Rhoda explained the purpose and need for the letter of Intent. Ron is serving as committee member and continues to work on the draft. As these notes were not obtained in time for the mailing, Diana was asked to post them on the website.

4. Vantage Point Fiber Optics

Harry reported that Vantage Point has marked the fiber optic lines. Installation is expected no later than August.

G. Election of Board Members

Harry expressed a need for members to step forward and serve a term on the Board of Directors. Rhonda expressed a need for members to volunteer to serve on committees. Committee sign up sheets were available at the meeting.

Three director positions were up for election. Rhonda called for nominations. Luis was nominated by Rhonda; Mary Ann was nominated but declined the nomination. David was nominated by Harry, Carolyn was nominated by David, Bill was nominated by Diana.

Members voted by paper ballots. Ballots were tallied by Jan Ramos and Diana. Carolyn, David, and Luis received the most votes. The June 2023-2024 Board of Directors are Rhonda Ellis, Harry Steed, Carolyn Coder, David Schendel, and Luis Mercado. The slate of officers to be determined at the July Board of Directors meeting.

I. Adjournment of Meeting

The meeting was adjourned by President Rhonda Ellis, at 12:40 p.m.